

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re: Ronald J. Raslowsky

Case No.: 16- 13754 (KCF)

Chapter: 7

Judge: Kathryn C. Ferguson

NOTICE OF PROPOSED ABANDONMENT

Andrea Dobin, Chapter 7 Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk:

Clerk of the U.S. Bankruptcy Court
U.S. Courthouse, 1st floor
402 E. State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Kathryn C. Ferguson on February 11, 2020 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no 2. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property:

Debtor's fifty (50%) percent interest in 2226 Ponybrook Way, Toms River, New Jersey

Valued at approximately \$900,000

Liens on property:

First Mortgage: \$727,000
Second Mortgage: \$176,000
Plus accruing real estate taxes, post-petition lien(s) and closing costs

Amount of equity claimed as exempt:

N/A

Objections must be served on, and requests for additional information directed to:

Name: Andrea Dobin, Trustee

Address: McManimon, Scotland & Baumann, LLC, 427 Riverview Plaza, Trenton, NJ 08611

Telephone No.: 973-323-8667

United States Bankruptcy Court
District of New JerseyIn re:
Ronald J. Raslowsky
DebtorCase No. 16-13754-KCF
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf905Page 1 of 3
Total Noticed: 50

Date Rcvd: Jan 10, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 12, 2020.

aty +Broege, Neumann, Fischer & Shaver, LLC, 25 Abe Voorhees Drive, Manasquan, NJ 08736-3560
 sp +Charles I Cohen, FurrCohen, P.A., 2255 Glades Road, Suite 337W,
 Boca Raton, FL 33431-7379
 r +Deb Smith, Keller Williams Realty East Monmouth, 750 Broad Street,
 Shrewsbury, NJ 07702-4230
 cr Dolores D'Onorio Demeo, LLC, 7 Shady Lane, Toms River, NJ 08753
 cr Emilio D'Onorio Demeo, LLC, Shady Lane, Toms River, NJ 08753, UNITED STATES
 cr Giuseppina D'Onorio Demeo, LLC, 7 Shady Lane, Toms River, NJ 08753
 r +Keller Williams Realty East Monmouth, 750 Broad Street, Shrewsbury, NJ 07702-4230
 cr Michele D'Onorio Demeo, LLC, 7 Shady Lane, Toms River, NJ 08753, UNITED STATES
 md +Scott Zauber, 750 Route 73 South, Suite 307B, Marlton, NJ 08053-4191
 acc +Sharer Petree Brotz & Snyder, 1103 Laurel Oak Road, Suite 105B, Voorhees, NJ 08043-4376
 516143262 AMERICAN EXPRESS BANK, FSB, C/O BECKET AND LEE LLP, PO BOX 3001, MALVERN, PA 19355-0701
 516168450 AMERICAN EXPRESS CENTURION BANK, C/O BECKET AND LEE LLP, PO BOX 3001,
 MALVERN, PA 19355-0701
 516029256 Amex, PO Box 297871, Fort Lauderdale, FL 33329-7871
 516029257 Barclays Bank Delaware, 125 S West St, Wilmington, DE 19801-5014
 516101828 Bey Lee Anesthesia, 1200 Hooper Ave, Toms River, NJ 08753-3594
 516346859 Capital One NA, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
 516029258 Commonwealth Financial, 245 Main St, Dickson City, PA 18519-1641
 516101304 +Cowan Guteski & Co, PA, 40 Bey Lea Rd, Toms River, NJ 08753-2989
 516194656 +Cowan, Guteski & Co., PA, c/o Scott H. Sekuler, Esq., 208 Monmouth Road,
 Oakhurst, NJ 07755-1568
 516101305 Dolores A D'Onorio Demeo, LLC, PO Box 2513, Wilmington, DE 19805-0513
 516101306 Dolores A. Donorio Demeo LLC, Delaware Corporation, 222 Delaware Ave Fl 9,
 Wilmington, DE 19801-1621
 516101307 Emilio D'Onorio DeMeeo LLC, Delaware Corp Agency, 222 Delaware Ave Fl 9,
 Wilmington, DE 19801-1621
 516311064 +Emilio D'Onorio Demeo, LLC, c/o Lawrence D. Mandel, Esq., P.O. Box 499,
 Lakewood, NJ 08701-0499
 516101308 Giuseppina D'Onorio Demeo LLC, Delaware Corporation Agency Inc, 222 Delaware Ave Fl 9,
 Wilmington, DE 19801-1621
 516101836 MED1 02 Shore Outpatient Surgi, Cente, 360 Highway 70, Lakewood, NJ 08701-5823
 516029262 +Maria Geletei, 66 Pine Treet Dr, Parlin, NJ 08859-1152
 516029261 Maria Geletei, 66 Pinetree Dr, Parlin, NJ 08859-1152
 516029263 Maria Geletei, 6 Pinetree Dr, Parlin, NJ 08859-1122
 516101309 Michelle D'Onorio Demeo LLC, The Delaware Cor Agency Inc, 222 Delaware Ave Fl 9,
 Wilmington, DE 19801-1621
 516029264 Mnet Fin Inc, 95 Argonaut, Aliso Viejo, CA 92656-4133
 516029266 Parker McCay, 9000 Midlantic Dr # 300, Mount Laurel, NJ 08054-1539
 516101310 Robert A. ebberup, Law Offices, 609 Main St, Toms River, NJ 08753-7461
 516101839 Shore Neurology, 633 Route 37 W, Toms River, NJ 08755-8007
 516101840 Tidal Emergency Physicians, 425 Jack Martin Blvd, Brick, NJ 08724-7732
 516101841 VIRADIA JAYANT K MD, 360 Highway 70, Lakewood, NJ 08701-5823
 516058195 Wells Fargo Bank, N.A., d/b/a WFDS, P.O. Box 19657, Irvine, CA 92623-9657
 516029267 Wells Fargo Home Mortgage, Customer Service, PO Box 10335, Des Moines, IA 50306-0335
 516029268 Wfds/wds, PO Box 1697, Winterville, NC 28590-1697

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

db E-mail/Text: ron@nscsafe.com Jan 11 2020 00:31:01 Ronald J. Raslowsky, 195 Lehigh Ave,
 Lakewood, NJ 08701-4555
 smg E-mail/Text: usan.j.njbankr@usdoj.gov Jan 11 2020 00:31:54 U.S. Attorney, 970 Broad St.,
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Jan 11 2020 00:31:51 United States Trustee,
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
 Newark, NJ 07102-5235
 516101831 E-mail/PDF: EBN_AIS@AMERICANINFOSOURCE.COM Jan 11 2020 00:35:26
 Capital One - Bankruptcy Department, c/o American Info Source, PO Box 54529,
 Oklahoma City, OK 73154-1529
 516029259 +E-mail/Text: camanagement@mtb.com Jan 11 2020 00:31:37 Hudson City Savings Ba,
 80 W Century Rd, Paramus, NJ 07652-1437
 516038179 +E-mail/Text: cio.bncmail@irs.gov Jan 11 2020 00:31:24 Internal Revenue Service,
 PO Box 7346, Philadelphia, PA 19101-7346
 516029260 +E-mail/Text: bncnotices@becket-lee.com Jan 11 2020 00:31:08 Kohls/capone,
 N56 W 17000 Ridgewood Dr, Menomonee Falls, WI 53051-7096
 516169793 E-mail/Text: camanagement@mtb.com Jan 11 2020 00:31:37 M&T Bank, P.O. Box 840,
 Buffalo, NY 14240-0840
 516029265 E-mail/Text: bankruptcies@orangelake.com Jan 11 2020 00:31:03 Orange Lake/Wilson Res,
 8505 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747-8217
 516083526 E-mail/Text: bnc-quantum@quantum3group.com Jan 11 2020 00:31:44
 Quantum3 Group LLC as agent for, CP Medical LLC, PO Box 788, Kirkland, WA 98083-0788
 516056018 E-mail/PDF: gecsed@recoverycorp.com Jan 11 2020 00:36:34 Synchrony Bank,
 c/o of Recovery Management Systems Corp, 25 S.E. 2nd Avenue, Suite 1120,
 Miami, FL 33131-1605

District/off: 0312-3

User: admin
Form ID: pdf905

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Total Noticed: 50

Date Rcvd: Jan 10, 2020

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

516323606 +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Jan 11 2020 00:31:51 United States Trustee,
One Newark Center, Suite 2100, Newark, NJ 07102-5235

TOTAL: 12

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

516101830 Cach of NJ LLC
cr* +Maria Geletei, 66 Pinetree Drive, Parlin, NJ 08859-1152
516272464* American Express Bank FSB, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
516101829* Bielory & Hennes PC, 3000 Yorktowne Blvd, Brick, NJ 08723-7989
516101832* +Cowan Guteski & Co, PA, 40 Bey Lea Rd, Toms River, NJ 08753-2989
516101833* Dolores A. Donorio Demeo LLC, Delaware Corporation, 222 Delaware Ave Fl 9,
Wilmington, DE 19801-1621
516101834* Emilio D'Onorio DeMeo LLC, Delaware Corp Agency, 222 Delaware Ave Fl 9,
Wilmington, DE 19801-1621
516101835* Giuseppina D'Onorio Demeo LLC, Delaware Corporation Agency Inc, 222 Delaware Ave Fl 9,
Wilmington, DE 19801-1621
516101837* Michelle D'Onorio Demeo LLC, The Delaware Cor Agency Inc, 222 Delaware Ave Fl 9,
Wilmington, DE 19801-1621
516101843* Mnet Fin Inc, 95 Argonaut, Aliso Viejo, CA 92656-4133
516101838* Robert A. ebberup, Law Offices, 609 Main St, Toms River, NJ 08753-7461
auc ##+Quaker City Auctioneers, Inc., 2860 Memphis Street, Philadelphia, PA 19134-4226
516029255 ##Acb Receivables Mngmt, 19 Main St, Asbury Park, NJ 07712-7012
516101303 ##Bielory & Hennes PC, 3000 Yorktowne Blvd, Brick, NJ 08723-7989
516101842 ##Gertner Mandel & Peslak LLC, PO Box 499, Lakewood, NJ 08701-0499

TOTALS: 1, * 10, ## 4

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 12, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 10, 2020 at the address(es) listed below:

Andrea Dobin ecftrusteead@msbnj.com, NJ55@ecfcbis.com
Andrea Dobin on behalf of Trustee Andrea Dobin adobin@msbnj.com
Benjamin Teich on behalf of U.S. Trustee United States Trustee Benjamin.Teich@usdoj.gov
Brian E Caine on behalf of Creditor M&T Bank bcaine@parkermccay.com,
BKcourtnotices@parkermccay.com
Denise E. Carlon on behalf of Defendant M&T Bank dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Denise E. Carlon on behalf of Creditor M&T Bank dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Lawrence D. Mandel on behalf of Creditor Giuseppina D'Onorio Demeo, LLC lmandel@gmplaw.net,
jvansaders@gmplaw.net
Lawrence D. Mandel on behalf of Creditor Michele D'Onorio Demeo, LLC lmandel@gmplaw.net,
jvansaders@gmplaw.net
Lawrence D. Mandel on behalf of Creditor Dolores D'Onorio Demeo, LLC lmandel@gmplaw.net,
jvansaders@gmplaw.net
Lawrence D. Mandel on behalf of Creditor Emilio D'Onorio Demeo, LLC lmandel@gmplaw.net,
jvansaders@gmplaw.net
Michele M. Dudas on behalf of Plaintiff Andrea Dobin mdudas@msbnj.com
Michele M. Dudas on behalf of Trustee Andrea Dobin mdudas@msbnj.com
Robert C. Nisenson on behalf of Debtor Ronald J. Raslowsky rnisenson@aol.com,
nisensonlaw@aol.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com
Robert C. Nisenson on behalf of Defendant David J. Raslowsky rnisenson@aol.com,
nisensonlaw@aol.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com

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User: admin
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Total Noticed: 50

Date Rcvd: Jan 10, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Scott M. Zauber on behalf of Mediator Scott Zauber jwiesner@subranni.com,
ecf@subranni.com;cwild@subranni.com;dhoff@subranni.com
Timothy P. Neumann on behalf of Debtor Ronald J. Raslowsky timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
Timothy P. Neumann on behalf of Plaintiff Ronald J. Raslowsky timothy.neumann25@gmail.com,
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
William M.E. Powers on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
William M.E. Powers, III on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
William M.E. Powers, III on behalf of Defendant Wells Fargo Home Mortgage ecf@powerskirn.com
TOTAL: 21